



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

HNS19-55

Invitation to Bid

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 2606 Senior Dr.		SAFE HOME CHARLOTTE	
Call project manager for full address		LEADS SAFE CHARLOTTE	
Bid Walk: 4/4/19		at 9:00 am	
Bid Opening: 4/11/19		at 2:00 pm	
Client Name: Julia Sinclair		Contact Number:	
Project Manager: Chuck Hitsman		Contact Number: 704-336 3495	

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at Charles Hitsman(cell # 704-622 1685).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the

G:\SELECTIVE REHAB TEAM\forms\bid forms and documents\Invitation to bid WARREN



SAFE HOME
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above due date and time.

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 2606 Senior Dr. to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 3/22/2019 Number of Pages: 10

Addenda # 1 Dated: Number of Pages:

Addenda # 2 Dated: Number of Pages:

Project Schedule: 5/15/2019

Completion Deadline: 7/02/2019

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Charles Hitsman
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336 3495
Fax: (704) 336-3489



Instructions to Bidders

Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



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- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement
 - Itemized Work Sheet
 - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services

600 E. Trade Street

Charlotte, NC 28202

(704) 336-7600

Property Details

Address: 2606 Senior Dr.
Charlotte, NC 28216

Owner: Julia Sinclair

Owner Phone: Home: (704) 493-7953

Structure Type: Single Unit

Program(s): Healthy Homes CDBG
SHFY19 Pre-Approved
SH2019 Eligible

Square Feet: 1170

Year Built: 1964

Property Value: 48000

Tax Parcel: 06917203

Census Tract:

Property Zone: Council District 2

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

The contractor is responsible for:

Obtaining for all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until approval of permanent facilities.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

*All furniture to be covered with 4 ml poly throughout project.

*All floor coverings to be covered with poy during project.

*Whole house cleaning/ vacuuming to be performed at end of project.

Bid Cost:	<u> </u>	X	<u> </u>	=	<u> </u>
	Base		Quantity		Total Cost

Work Specification

See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost: $\frac{\text{Base} \times \text{Quantity}}{\text{Total Cost}}$

Storage Container

Contractor, at their expense, shall place a portable storage container for use by the resident without damaging the site, to house excess furnishings during construction. Remove storage container and repair any evidence of it's use. The contractor is not responsible for loading the container.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Asbestos Abatement Scope - Kitchen / Bath floor covering

See attached scope. An allowance to complete the scope of work attached.

Bid Cost: X =
 Base Quantity Total Cost

Wheelchair Ramp - Per Code : Front porch to driveway

Design and construct a pressure treated wood wheelchair ramp complete with 2" x 4" safety handrails, post set 36" in ground, in conformance with ANSI recommendations. Slope shall not exceed 1'0" rise to 12'0" run.

Deck to match height of new front door threshold, no higher, no lower.

Deck Landing : width at front of house door should extend from the left of the door window shutter to the right of the door small window. depth will be 8ft.

A concrete slab, 4" deep, 8 ft wide and extending from the end of ramp to the driveway concrete. Add one expansion joint in the middle of the 8 ft length. One expansion joint at connection to driveway.

The grade of the concrete pad should match the grade of the driveway.

Bid Cost: X =
 Base Quantity Total Cost

Interior Prehung Door - Enlarge Opening - Bathroom

Enlarge frame opening to facilitate a 3' door. Install a 1 - 3/8" prehung door including casing both sides and lockset. Include drywall repair and painting affected walls.

Replace hardwood flooring at door enlargement. Match floor wood and finish.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Front ONLY

Install K- type .027 gauge seamless aluminum gutter to service roof with sufficient pitch to downspouts. White or brown color choice by owner.

* Repair rear garage aluminum fascia and loose soffit before gutter installation

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Prehung Metal Door Entrance (Front & Rear & Exterior Utility)

Front door, Kitchen door and exterior Utility door

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. This installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Window / Trim / Casings - weatherization

At each window, follow all trim & casings along brick or vinyl siding to evaluate for seam expansions or air-penetrations to be filled. Hire a professional caulker/ painter if you can not perform this task: Neatly, use paintable Silicone caulk to fill any areas. Do Not Over-Caulk, Do not Smear Caulk, neatly wipe off any excess caulk.

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Walk-In Bathtub Install

Install white , Home Depot, American Standard
SKU # 10013337443 Walk in Whirlpool Tub
Left-Hand Walk in with faucet & Chrome Trim

Complete enclosure width with a framed wall, at none plumbing end, finished equal to the height of the enclosure. Tile complement at window wall and ends of tub to the windows top level. Bull nose outer edges.

Bid Cost:		X	=	
	Base	Quantity		Total Cost

Work Specification

Demo and Rebuild Bathroom - Complete

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:

- *floor, wall, and ceiling insulation at locations required by the Construction Specifications
- * 4" wall tile, set to pattern currently used, layed matching wall/window trim pattern.
- *ceiling mounted fan vented through the roof
- *switched light fixture over the vanity
- *Remove and strip clean existing supply vent, then repaint
- *GFCI outlet per Code
- *See walk- in Shower Repair Code
- *drywall and finish walls and ceiling
- *Resilient flooring over 1/4" underlayment
- *prehung six panel door and hardware (see door enlargement)
- *baseboard and shoe mold at standard locations
- *16.5" commode
- *42" vanity with cultured marble top and single handle faucet
- *3 piece bath hardware set (towel bar, paper holder, and towel ring)
- * 3 handicap bars; install one under window, one right of supply vent and one above plumbing fixtures
- *mirror over vanity (vanity size)
- *walls and ceiling painted semi-gloss per Construction Specifications.

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.

Bid Cost:	X	=
Base	Quantity	Total Cost

Prep & Paint Room Flat

1. Prep and paint livingroom
2. Prep and paint livingroom & hall ceiling.
3. Prep hallway walls by removing wallpaper. Walls to be preped to a smooth surface.
4. Pre and paint any closets. Trim in(semi-gloss)

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost:	X	=
Base	Quantity	Total Cost

LED Specialty Lamp Installation

Replace existing light fixture with similar style/purposed LED fixture (including globe, decorative, or downlights). Newly installed fixture must be an Energy Star LED lamp or fixture.

Bid Cost:	X	=
Base	Quantity	Total Cost

Work Specification

Combination CO / Smoke Detector Hard Wired

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Smoke Detector Hard Wired

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Electric Service 200 AMP

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration. Include new outlets for oven.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Living Room at Utility Closet

Repair wood floor with correctly sized Oak, red or white. Match finish to replacement pieces only. Do not overlay matching finish to surrounding flooring.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Cabinets Base

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Cabinets Wall

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Counter Tops Replace

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Double Bowl Sink Complete

Install a 18 gauge 33" x 22" x 8" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Kitchen/Dinning Rm - Light at sink and ceiling fan at dinning room

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with downward shade and lamps.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Prep & Paint Room and drywall plumbing fixture

1. Terminate Plumbing fixture at wall. Drywall hole to match existing wall.
2. For Ceiling and Wall. Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Pay attention to ceiling repair, refinish it to match existing ceiling texture. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Resilient Flooring - Kitchen

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Floor System Repair

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists, floor joists, plates, sills, studs or girders and insulating floor to code.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

GFCI Receptacle 20 AMP - Kitchen

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Range Hood Exterior Vented - Kitchen

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Exterior Handrails - Rear Steps

Remove existing handrails. Dispose of properly. Re-install handrails to current building code- specified metal or treated lumber. Size & dimensions to code.

Handrail to extend from house wall, landing to bottom of steps

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Exterminate Termites

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Vapor Barrier

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Lead Based Paint Scope
& INSTRUCTIONS TO BIDDERS

R. R. P. Methods

2/20/2019

Address

2606 Senior Dr.

Complete the following scope of work:

Item #	Feature	Method	Number	Cost	P. COST
1	Interior / Exterior	Specialized cleaning of all interior floors and windowsills , include exterior front , rear and garage porch decks and steps			
2	Interior- Room 5 Window C1	Window C1- light brown vinyl mini-blind (lead contained within the matrix of the vinyl) Remove mini-blinds and complete specialized cleaning on window components.			
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TOTAL

Contractors may submit an occupant protection plan on the form provided.

- 1 Contact Jim Roy to conduct inspections prior to repainting or other putback and Complete all interior work in a unit in a single day.
- 2 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement
- 4 includes frame and trim on both sides.
In lieu of complete removal, window frames may be enclosed with vinyl on
- 5 exterior in accordance with all project manual requirements
- 6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
Windows being placed in a bathroom need to be tempered glass.

Total Bid

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative

Contractors RRP Certification number:

Contractor Submitting Bid:

Address:

Start date :

Completion date :

Asbestos Scope
& INSTRUCTIONS TO BIDDERS

Address

2606 Senior Dr

Complete the following scope of work:

Item #	Feature	Method	Number	Cost Per	COST
1	Interior: Kitchen floor tile , Layer 4 and associated Black Mastic	Approximately 170 sq ft of Green/Brown Floor Tile (Layer 4) and Associated Black Mastic on the Kitchen floor			
2	Interior: Bath floor, black mastic	Approximately 40 sq ft of Black Mastic under bath vinyl flooring			
3	Interior: Air monitoring	Air monitoring during Scope performance and a Final Clearance at end of Home Scope completion			
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- 2 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement
- 4 includes frame and trim on both sides.
In lieu of complete removal, window frames may be enclosed with vinyl on exterior in accordance with all project manual requirements
- 5
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Total Bid

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Addendum#	Date

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Signature of authorized contractor representative

Contractor Submitting Bid:

Address:

Start date :

Completion date :

Phone:

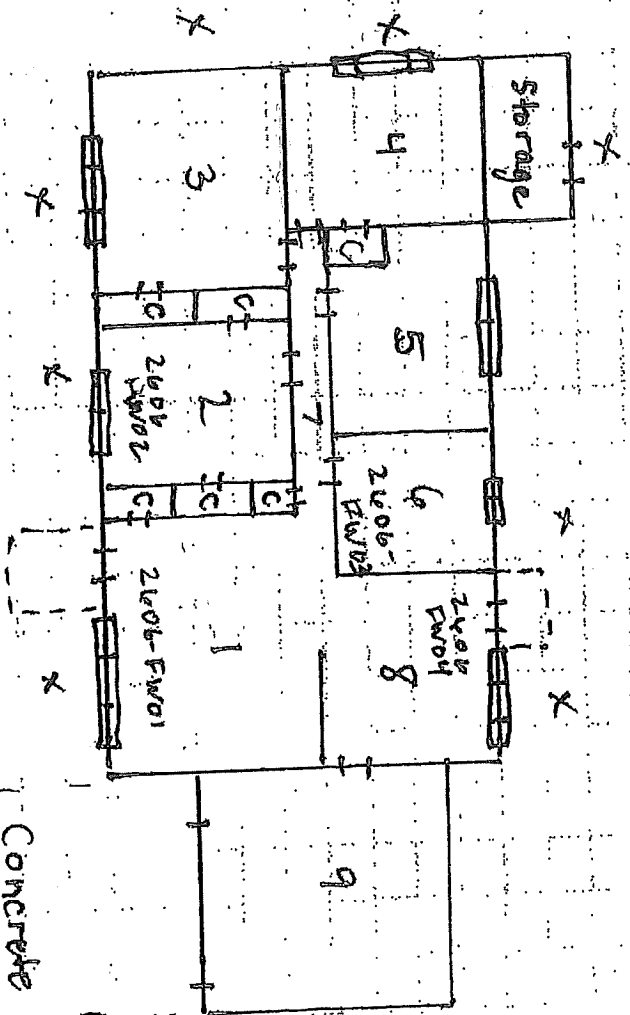
ROY CONSULTING GROUP CORPORATION Providing integrated environmental and geotechnical solutions

2606 Senior Drive
 Charlotte, NC 28216




SIDE B

SIDE C

SIDE D



Legend

-  = Window
-  = Door
-  = Soil Sample Location

SIDE A

NOT TO SCALE